

HEMPSTEAD L.I. ABOUT 40 MINUTES from BROADWAY



GREENWICH ST. NORTH FROM GROVE ST. HEMPSTEAD L.I.



MAIN ST. LOOKING SOUTH

Many Recent Building Changes in Hempstead

Large Number of Modern Houses Put Up in Home Districts.

TOWN FOR MAN OF SMALL OR LARGE MEANS

Reminds One of Charming New England Places Without Business Lethargy.

Hempstead is enjoying a most rapid, yet healthful, expansion. Within the last five years nearly every section of the town has undergone stupendous building changes, and all this has been done in a time when many suburban communities have reported a stagnant period as regards realty activity.

The reasons why this vigorous and picturesque town has been steadily advancing in the estimation of commuters are many. The principal one is considered by many experts to be the fact that the realty wants of the majority of commuters can be satisfied at this place. There are houses of modern type for the man of small means, and there are numerous country mansions of most solid and artistic construction for the man of large means. And the home colonies are so constructed that the houses of small cost occupy beautiful and central sites.

Another thing which is considered to be largely responsible for the quick increase in building growth of this historic place is its richness in natural beauty. Hempstead lies in the center of a great plain. It therefore easily lends itself to speculative improvement on a large scale. No large sums of money are necessary to cut away hillocks in order to lay foundations; no big amounts are required for the blasting of rocks in order to carry out building projects. Strong building foundations can be laid in as quick time at Hempstead as at any place within the suburban area. Thus builders in the town can spend more money than the majority of suburban builders on the construction of the house itself and offer their completed wares at prices which will astonish many persons active in the construction line in some other ideal suburban places.

The average suburban homeseeker desires to have a place of residence within easy reach of Manhattan at all hours of the day and night, and so situated as to remind one of life in the country. He does not care to travel fifteen or more miles away from town to find himself located in a place with all the appearances of a city. He wants to have some large shade trees, enough ground for a garden patch or for the keeping of a small poultry plant, and a home with such attractions within convenient walk of the station, the principal stores and the house of worship which he attends. At Hempstead these desires of the commuter are easily satisfied.

Hempstead closely reminds one of charming New England towns, although it lacks the business lethargy of such places. In number of shade trees it probably far exceeds the majority of places in the suburban area at a similar distance from New York. As regards inviting driveways lined with stalwart trees, the tops of which form arches over the roadways, this place and a few other old settlements are so far superior to their nearest rivals for building vigor that they are almost in a class by themselves. The trees that border most of the public highways within the corporate limits of the village of Hempstead and just outside of it have been standing for centuries—some of them are over three hundred years old—and in that long span of years have afforded shade to residents of this beautiful settlement.

There is a cleanliness noted, too, in every public street of the town, which is most pleasing to the casual visitor, and which must be the pride of every resident

with the welfare of the community at heart.

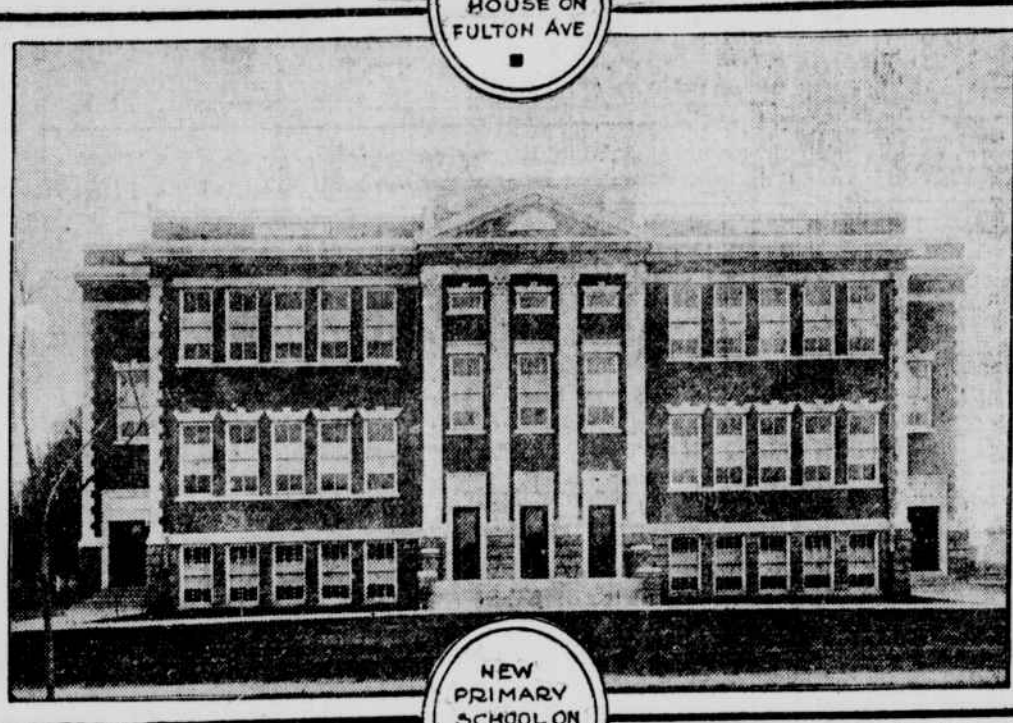
A most marked building characteristic of the place is that bordering or facing most of the country estates in and near the village are little groups or rows of houses, with rentals which are not quite as large as that of the ordinary small flat in New York. Artistic houses of six or more rooms are to be found in the town at about \$25 a month. There are places of less pretensions to modernness with rentals at much lower figures. There are some houses nicely located in the town to let at about \$15 a month. The rentals range from that figure up to \$18,000 a year, and these rentals afford one a good idea of the variety of houses forming the prosperous village of Hempstead.

The homeseeker will also likely be delighted to know that the speculative builders of Hempstead realize that the average home buyer usually starts on a hunt for a country home with only a small amount of cash to put down as his initial realty investment. For that reason most of the speculatively built houses of about seven or more rooms, with bath, can be purchased at about \$100 down and the remaining sum due in easy monthly payments. About \$30 monthly will meet the fixed carrying charges, such as interest, taxes, etc., on a house valued at about \$2,500.

Fine building lots in a section with all village improvements are for sale on easy terms, and after the homeseeker has paid for the lots he will find that he is able to build a house for himself on his site with the aid of a local building loan association. Other loan channels, too, are open to him under such conditions, and his financial wants are therefore easily met. The improved residential properties for



AUGUST BELMONT'S HOUSE ON FULTON AVE

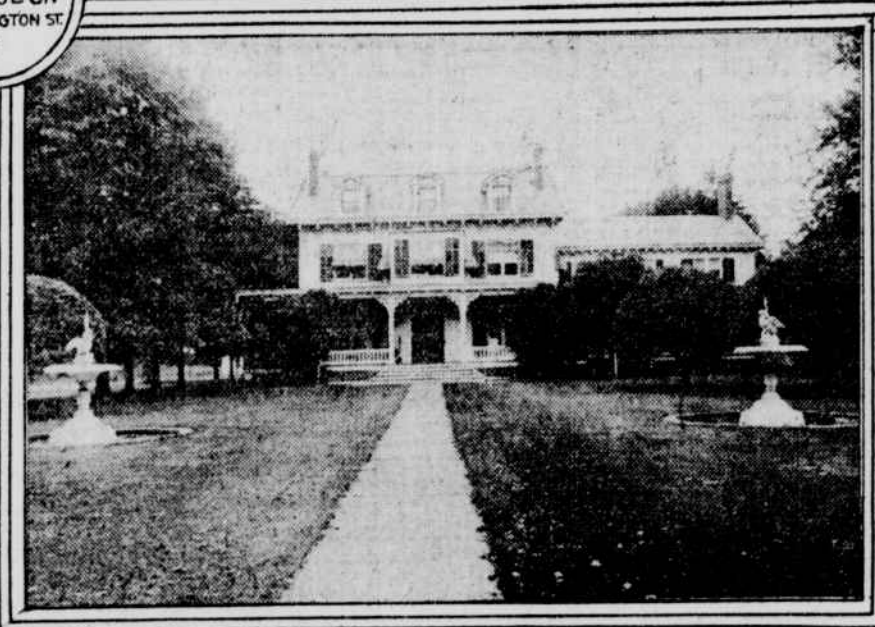


NEW PRIMARY SCHOOL ON WASHINGTON ST



MRS. H. VAN RENSSELAER, KENNEDY'S HOUSE ON FREEPORT ROAD

Photo by Alex.



MRS. H.K. VAN VRANKEN'S ON FULTON ST. WEST HEMPSTEAD

W. H. Chesebrough Bows to Public Sentiment

To Erect 12 Story Instead of 22 Story Building, Facing Battery.

WASHINGTON PLACE APARTMENT HOUSE

Site Now Occupied by Dwellings—Pinkney Estate Sells Lots in Harlem.

The South Ferry Realty Company, Inc., of which William H. Chesebrough is president, has entered into a contract with the Thompson-Starrett Company for the immediate improvement of the corner of State and Whitehall sts., facing Battery Park and the Harbor, with a twelve story and basement fireproof office building from plans and specifications of Starrett & Van Vleck. Stoddard & Mark drew the contracts as attorney for the owners. The contract calls for the completion of the building on March 1 next.

Mr. Chesebrough was a prominent member of the Building Heights Commission. The original plan calling for the construction of a twenty-two story building has, out of deference to public sentiment against very high buildings, been reduced in height to a twelve story and basement building. The dimensions of the plot are substantially as follows: 33 feet in State st., 131 feet in Whitehall st. and 40 feet in Pearl st.

The building will embody the best practice and most modern methods in mechanics and architecture.

The stockholders of the South Ferry Realty Company are Edwin Thorne, the Chesebrough Building Company, the Alliance Realty Company, Oakleigh Thorne and William H. Chesebrough.

The new South Ferry Building will be the fifth large modern fireproof office structure which the Chesebrough interests have built in Battery Park, all of which have been extremely successful, and the construction of which has resulted in completely transforming that section into a choice office location. Assured uninterrupted light and view over park and harbor and unusual transit facilities have contributed to this result. The stations of all four elevated roads and of the existing subway are in the closest proximity, as will be those of the two new subways now under construction, the B. R. T. Broadway line and the new Interborough Seventh av. line, both of which pass the property. The impending important developments in Brooklyn, especially along the waterfront, and on Staten Island, should greatly increase the Battery Park section, already established as the centre of shipping and export business.

The conception, development and success of the great Whitehall Building, as conceived and executed by W. H. Chesebrough, added to the city's collection one of the most beautiful and prominent skyscrapers in the world, a building which in any location might be considered monumental, but more especially so in a location which had been hitherto regarded as unavailable for high class business purposes. Mr. Chesebrough has been a pioneer not only in the Battery section, but in many others, including 34th st., where in 1904 he bought lots closely adjacent to Fifth av. at about \$120,000 each and resold them in 1905 as the site of the James McCreery store and the Century Office Building; in Fifth av. by building the Harriman National Bank Building at 44th st. and Fifth av., on the old Stevens plot; in Fourth av. by producing the Everett Building, and on lower Park av. the Montana Apartments, occupying the block front on Park av., between 52d and 53d sts., formerly the site of the old Steinway Piano Factory, in conjunction with E. Clifford Potter and Benjamin Mordecai, also with them the financing of the pioneer office building at 102 Park av., at the southwest corner of 41st st.

Mooyer & Marston have sold, in conjunction with William A. White & Sons, 127 West Washington Place, a four story dwelling, on lot 22x97 feet; also, for the Furbush estate, 125 West Washington Place, a four story dwelling, on lot 22x97 feet. The acquisition of these two parcels gives the purchasers a plot 44x97 feet, on which they will erect a six story modern apartment.

W. J. Huston & Son have sold for the Pinkney estate to an investor fourteen lots in Harlem. Ten of them are on the south side of 162d st., 25 feet east of Lenox av., and four are on 144th st., running through to 162d st., 25 feet east of Lenox av. The 162d st. property contains frame buildings that have been there since Harlem was a suburb of the city. The lots have a frontage of 260 feet and are 25.11 feet deep. The other lots have a frontage of 50 feet on each street and are 185.10 feet deep. Wooden buildings, which run from street to street, cover half the plot. Hopkins & Boyd were interested as brokers in the deal.

William C. Bergen, the Bronx builder, who was a prominent buyer at the recent auction sale of the Hennessy estate property, conducted by Joseph P. Day and J. Clarence Davies, has become the owner of the two highest priced lots at that sale.

He has just purchased at a good advance from Dr. Parsons J. Parker the two parcels comprising the southeast corner of University and Burnside aves., having a frontage of about 125 feet on the curve at that junction, with easterly and southeasterly lines measuring 75 and 85.9 feet, respectively. At the auction sale Dr.

Y. M. C. A. FOR GREENWICH

Building To Be Erected by Mrs. Witherell to Cost \$200,000.

Mrs. Nathaniel Witherell is to erect at Greenwich, Conn., in memory of her husband a Young Men's Christian Association building to cost between \$150,000 and \$200,000. Plans for the proposed structure have been prepared by a well known architect of this city. It will be built on a plot containing about an acre of ground on Putnam av., costing \$35,000. Contracts for the putting up of the structure have been awarded. Mr. Witherell was prominently identified with the development of the notable residential section of Greenwich. He came there just about the time that

the conservative old agricultural town was evolving from the staid old New England community which had existed for generations into the modern suburban residential section which it has since become. He gained great wealth on his land developments.

Roxton Farm at Auction.

An interesting offering of land in Westchester County is announced by Bryan L. Kennelly, auctioneer, who will sell the well known Roxton farm property, consisting of 100 acres, a dwelling house, outbuildings, etc., situated at Port Chester, in the town of Rye, Westchester County, N. Y., on Wednesday, May 20, at 14 Vesey st. George R. Read & Co. represent the owner of the property. The tract has more than a mile frontage in King st. and Harrison av.

WORK ON ESPLANADE

New Walk at Manhattan Beach Estates Almost Completed.

About five hundred feet of the new esplanade on the ocean front at Manhattan Beach Estates has already been completed, and it is expected that it will be fully completed from the Brighton line on the west easterly to the bathhouse by early summer.

This new esplanade takes the place of the old boardwalk. It is constructed of reinforced concrete, with ornamental posts and railing, and its southerly side rests on the sea wall. This esplanade will eventually run along the entire ocean front of the Manhattan Beach property, a distance of more than two miles.

The service entrance will be entirely through the Pearl st. portion, only two stories and basement in height, and the underlying basement thereof utilized for coal supply and engineering installation. Each upper floor of the new twelve story building, 1, 2 and 3 State st., which includes the site of the old home of Robert Fulton, will contain approximately 7,000 square feet of rentable area.

The South Ferry Company also owns the property adjoining on the north, fronting 53 feet on Battery Park, and known as 4 and 5 State st. No. 4 is now improved with a six story fireproof building, and it is contemplated to rebuild No. 5 as a fireproof addition thereto and connect it with the new building.

The design of the new structure is Italian Renaissance, the lower stories being of stone and granite and the upper one of terra cotta and light face brick.